

Town of Greenville

Select Board Meeting

Wednesday, February 18th, 2026, 6:30 pm, Greenville Town Hall Meeting Room

Minutes for Meeting of the Select Board

Board members/Staff present:

X Selectman Geno Murray (Chair) X Selectman Bonnie DuBien X Police Chief Jim Carr
X Selectman Newton Pierce (Vice-Chair) X Selectman Burt Whitman X Fire Chief Sawyer Murray
X Selectman Richard Peat X Town Manager Mike Roy X Town Clerk Tammy Firman

Others in attendance: Esther Ireland, John Contreni, Emily Patrick, Virginia Jones, David Case, Mary Matthews (Maine Dept of Labor)

Attendance via Zoom: Patrick Flannary, Martin Kessler, Dave Breau, Jason Masters, Zack Morgan (all are representatives from Ground Floor Energy)

6:30 pm Meeting opened by Chair Geno Murray

1. Pledge of Allegiance was recited by all.

2. Introductions

Everyone introduced themselves.

3. Opening of Meeting & Declaration of Conflicts of Interest: The Chair asked all members of the Select Board to review the meeting agenda and to declare any potential conflicts of interest which members may have with any of the items listed. None were identified.

4. Minutes from January 21st, 2026 and February 4th, 2026

A motion was made by Burt and seconded by Richard to accept the minutes of January 21st, 2026 as written. Motion carried 4-0-1. Newt abstained as he was not present for this meeting.

A motion was made by Richard and seconded by Newt to accept the minutes of February 4th, 2026 as written. Motion carried 3-0-2. Bonnie and Burt abstained as they were not present for this meeting.

5. Additions or Deletions to the Agenda

A request was made by Mike Roy for an addition which will become Item 13a. Executive Session. This is pursuant to 1 MRSA 405(6)(a). There were no deletions. A motion was made by Richard and seconded by Bonnie to accept the addition as requested. Motion carried 5-0.

6. Patrick Flannery – Ground Floor Energy

Patrick spoke to the Selectmen via Zoom and stated that he is the founder of Ground Floor Energy (GFE). He and his group are working with Clean Maine Carbon in Greenville. They want to install a one-megawatt battery which is a large battery that has the potential to improve the local electrical grid. Patrick grew up in the Midwest and his company looks to find sites for better usage potential. They are looking in Greenville at the old steam plant property owned by Pat Jones. Mr. Jones currently has a bio char facility there and has been very helpful. This site is of particular interest to GFE. Having this battery in Greenville could benefit the town by growing into a number of applications. They are here tonight to ask if the town would be willing to partner with them to secure a grant from the federal

government in the amount \$1,000,000. The issue is that the deadline is February 27th, 2026. We wish that we had been able to request assistance from the Town sooner.

Mike Roy shared that he had met with Patrick via zoom for about thirty minutes earlier. He was educated as to the goal. It's a one-megawatt battery which is approximately the size of a 20-foot container. They hope to be able to get more. The grant is available to municipalities, not to companies. It is through the Northern Border Regional Commission (NBRC). If the Select board decides to move ahead, they will work with Mike to submit a pre-application. The NBRC will entertain this application then either invite us to continue in the process or decline us.

Richard Peat stated that he doesn't know anything about this type of project. Are there any hazards? Patrick said that there are minimal hazards if engineered properly. Therefore, there are no undue risks. They can share literature regarding reliability and hazard if desired.

What happens when they are finished? GFE would remove it. The batteries last about 12 years. They are easy to ship and weigh about 10,000 pounds. They can paint the battery to any color we would want. They are mounted on a simple raised concrete pad so that water doesn't accumulate. You would not be able to hear it from the road. The former steam plant has three-phase power.

Bonnie DuBien asked if we sign on to assist with this and we are invited to go further, what will be the responsibility of the Town? Patrick says there would be no financial responsibility for town. GFE would cover all costs and insurance. This pre-application is not binding. We are not obligated. It would be a grant, not a loan. If the Town chooses to partner with GFE, the grant would cover 80% of the cost. The town would own the battery. GFE would run it and cover the remainder of the cost. The State of Maine has identified the town of Greenville as a good site for this type of battery. It would help the electric authority to fortify the grid.

What guarantee do we have that the battery would be removed when no longer useful? GFE would replace the battery before it was no longer useful. Their hope is to have more batteries and to keep them going into the future.

Burt Whitman would like an opinion from our fire department. If something were to happen, could our FD handle it? Fire Chief Sawyer Murray says that if there were a fire, it would take a ton of water. You would basically have to allow it to burn and protect the surrounding area. Sawyer would hope that it would be located so that it was well-protected from the surrounding area and woods. The site that is being proposed is a 100-acre industrial site not near any residential property.

Geno stated that a new housing project will be going in on the east side of the tracks and wants to make sure it would not cause a problem for them.

Bonnie wants to know if they already have permission to use the steam plant property? GFE replied that they are working with Pat Jones on an agreement. Pat has reviewed the two-page memorandum and is supportive of where they are at this time.

Is there an alternate site? They are focused on this site at this time. There are a lot of attractive attributes with the steam plant site. It's a pretty unique site and they're hopeful this will work out.

Bonnie asked what the town's responsibility would be? The Town would be responsible for managing the grant, reporting, etc.

Geno asked if the site would be maintained under current ownership? Yes

All they are asking the town to do is apply for the grant collaboratively? Yes

Are there any other economic opportunities if we move this project forward? Yes – it could be much larger if successful. This will be very beneficial to the power grid.

Geno feels that it is important for the board to understand that they are only being asked to collaborate on the grant at this point. How large an area will they occupy? An area of around 10,000 square feet with a fortified chain link fence surrounding. It will connect to the electricity that is already there.

Has this been done elsewhere? Yes. GFE can provide some information. There was a news article out today that talked about a project in Lincoln. It has been in the works for several years. Battery storage in Maine is in the news and Gorham, Maine also has battery storage. This is not a solar project, it is a battery project. Geno wants it to be clearly understood.

Mike recommends that we move forward with the pre-application. If accepted, we would need to have a further conversation. Geno asks where the GFE staff are physically located right now. Patrick stated that he and another partner are in London. Most of them live in New York.

A motion was made by Richard and seconded by Burt to allow Mike Roy to work with GFE to do the pre-application process for a NBRC grant. There being no further discussion, motion carried 5-0.

7. Mary Matthews – Maine Department of Labor Safety Works Program

Mary indicated that she is here to recognize the Greenville PD and present a plaque to them for being the newest SHAPE site in the State of Maine. The Safety and Health Award for Public Employees (SHAPE) recognizes employers who operate an exemplary safety and health management system. Acceptance into SHAPE is an achievement that singles a department out as the best of the best in workplace safety and health. Upon receiving SHAPE recognition, a workplace is exempt from Board of Labor inspections for the next two years. Two Town of Greenville departments are in the SHAPE program – the police department and the fire department. Mary presents this plaque to James Carr, Police Chief on behalf of Governor Janet Mills and Commissioner Laura Fortman. Greenville PD will be one of 97 locations in Maine to receive this award. There are 14 towns who have this designation.

If the whole town participates, we will receive a 3% reduction in worker's comp insurance.

Geno offered congratulations and kudos to the Chief. Chief Murray, Safety Officer, shared that he will be working with other town departments to achieve this designation as well.

8. Jim Carr, Police Chief – Police Update

Chief Carr shared that the police department has received 1,447 calls in 2025. He feels that there are probably actually more calls than that but is trying to get more accurate numbers.

They received 49 alarm calls. There are more houses now with alarms.

They received 45 animal complaints.

Assaults are down with only four calls.

ATV/Snowmobile complaints are down to 23. Chief Carr feels that the ATV grant probably helped as they put in 171 hours to enforce ATV regulations. The PD stopped 186 ATVs and checked them for compliance. Five were summoned for operating on a public way; two were summoned for OUI and 20 warnings were written.

There were one-hundred-five 911 misdials which is up from ninety. When this happens dispatch talks to the person or they call back for hangups. Sometimes they track the phone.

There were 59 calls for automobile accidents.

There were 10 calls for personal injury

There were 8 calls for thefts

There were 30 calls for criminal trespassing – some of these were snowmobilers on private land, subdivision arguments, neighbors who can't get along.

There were 34 calls for welfare checks.

Geno asked to make a couple of observations. Chief Carr could not get into the seriousness of some of the calls due to confidentiality. There were drug calls and many serious issues such as a local assault with a knife. We are very fortunate to have a local police department.

Richard Peat asked if the police department was okay with staffing. Chief Carr indicated that they are okay.

Virginia Jones asked about snowmobiles driving on the sidewalks. She is a frequent walker on the sidewalks in the Junction and the snowmobiles seem to ride from the railroad tracks to the post office on the sidewalks. Chief Carr says that snowmobiles are allowed on the sidewalks in certain sections but only short distances to get from point A to point B.

Esther Ireland asked if they get calls for scamming. Chief Carr indicated that they do get calls for attempted scamming.

9. Tammy Firman, Town Clerk – Budget Committee Applications

Tammy distributed copies of applications from applicants wishing to serve on the Town's budget committee. As per our usual, these will be discussed in executive session and a decision made.

10. John Contreni, Planning Board – Planning Board Reappointment

John Contreni, planning board chair, is here to ask the Selectmen to consider reappointment of David Case to the Planning Board. He stated that they depend on David and his contributions are significant.

David Case thanked John and stated that he appreciates the chance to serve the community. He retired six years ago and loves Greenville. He was on a planning board previously. He feels that it's a nice way to contribute to the town.

A motion was made by Bonnie and seconded by Burt to reappoint David Case to the Planning Board. Motion carried 5-0.

11. Manager's Report

Recently, we sent out W-2 forms for town employees and learned that not all addresses that we have on file are correct. We are asking everyone who receives a W-2 form to complete a contact page to update their information. There is a form for all Selectmen to complete and forms should be returned to Mike.

Tammy will have nomination papers available Feb 27th, 2026. There will be two available positions on the Select Board, three available positions on the School Board and two available positions on the Sanitary Board.

We are one step closer to the Eveleth Hill culvert replacement project. It washed out in 2023. It has been on a financial hold. We have received a FEMA grant and are awaiting an environmental study before we

can put it out for RFP. The grant is for \$998,000. The Town will provide a \$99,000 match. This money will be well-spent to replace the rusted-out culverts.

We have received an email from Maine Water about rate increases last week. Copies are attached. Mike read part of the notification (attached). Geno asked if we can write to the PUC ahead of this? Mike will look into whether or not this is possible. Mike will find out what the process will be for this.

According to Chief Murray, we currently have 63-66 hydrants.

Geno stated that perhaps it is time for us to investigate our own water company.

Burt stated that the Sanitary District will go up also. Mike disagreed and said that his understanding is that the sanitary charge is based on what is in house or business, not on the amount of water usage.

As we begin the budget process, Mike asking every department head to try keep their budget flat. It's going to be a difficult budget year. We will discuss this at the first budget meeting.

Waste Management (where our trash goes) has informed us that tipping will increase 5%. It will cost \$91.46 per ton to get rid of trash and demo from the Transfer Station.

Public Works will be moving snow for the winter carnival at the school.

The RFP is out for ditching. The deadline for questions is tomorrow. The deadline for submission is March 19th.

A few community members have applied for the TIF committee. We have a few weeks to consider this. By consensus, the Selectmen agreed that they will look at applications at the March 4th meeting.

Mike has signed a contract for design for the YES building yesterday. If the cost comes in within the budget, a second contract will be given to the town for signature. No town funds will be expended in this project. Only grant money and the funds raised by the childcare foundation.

Mike shared the 2026 state valuation (attached) which shows an increase of \$99,650,000. Greenville's share of the county budget is \$ 833,879. We don't know what the budget will be for the next fiscal year.

12. Public Comment

None

13. What's on your mind?

No one had anything to share

14. Other Business

None

15. Executive Session

Executive session was entered at 7:47 pm as motioned by Bonnie and seconded by Richard. Motion carried 5-0. Following discussion, executive session was exited at 7:57 pm as motioned by Richard and seconded by Burt. Motion carried 5-0.

16. Other Business

In other business it was motioned by Richard and seconded by Bonnie to appoint Leslie Bilodeau, Steve Mason, John Contreni and Esther Ireland to the Town's Budget committee. There being no discussion, motion carried 5-0.

17. Adjourn

There being no further business it was motioned by Richard and seconded by Bonnie to adjourn at 7:58 pm. Motion carried 5-0.

Minutes respectfully submitted by:

Tammy B. Firman
Town Clerk, Secretary to Select Board